

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, FEBRUARY 25, 2021

Presiding: Mayor Steven Adams

Meeting Via Internet and at City Hall Convened at 6:30 p.m.

Prayer: Councilman Dayley

Pledge of Allegiance: Councilwoman Fogle

Present at City Hall and Online: Mayor Steven Adams; Clerk-Treasurer Wendy McLaughlin; Councilors Joy M. Ball, Glenn Dayley, Connie Fogle, and Catherine Nielsen; Public Works Director Arlynn Jacobson; City Building Inspector and P&Z Administrator Quinton Owens; City Engineer Dick Dyer; Chairman Dave Thompson of the Planning and Zoning Commission; Design Review Chairman Paul Jeppson; Developer Brett Stoddard; Attorney Chase T Hendricks; Old Farm Estates Developer Jeff Lerwill; Citizens Kurt Hibbert, Barbara Lusk, Lawrence Nielsen, Dave Ogden, Mariah Willis and others who joined electronically but not identified.

CONSENT AGENDA:

Minutes 2-11-2021 – Tabled for Vaun Waddell Legal Fee Payment Item correction.

PUBLIC WORKS REPORT: Arlynn Jacobson reported on the following items:

Water Project: Mr. Jacobson reported that we are still waiting on the SCADA system to be installed. The third booster pump has been installed and is being readied for a start-up test.

Emergency Alert App: Mr. Jacobson is looking at using a possible emergency alert phone app that was developed for the high school since the other app Mr. Jacobson introduced to the council did not work out. Cost would be similar.

Potholes: The city is ready to patch potholes in the road as soon as the weather permits. This winter season seems to have been especially hard on the roads.

PLANNING AND ZONING REPORT: Dave Thompson reported on the following items.

Survey: The Comprehensive Plan survey is now online and available to the public in written form at city hall. They would like to have the survey completed by March 4.

Old Farm Estates Development Agreement: A staff meeting is scheduled for tomorrow to make sure the agreement is ready for public hearing on March 18.

Highway 33 Business Annexation: A public hearing date was set for March 4 for the Highway 33 Business annexations but will need to be reset.

Plat Flow Chart: The commission is working on a flow chart following Madison County's process and adding city code for the council to review.

Spot Zones: The Commission will be evaluating all zones within the city to the Comprehensive Plan.

Airbnb: The commission is looking at how to regulate Airbnb's in the city within state guidelines.

Planning and Zoning Recommendations: Recommendations need to clearly identify intent to avoid misunderstandings later i.e. building color variations for townhomes.

PLANNING AND ZONING LAND USE CONSULTANT: The land use consultant contract was revised to include a no-fault separation clause and to more clearly define the scope of work. The need for a professionally drafted Comprehensive Plan, Land Use Schedule, and budget were discussed.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to approve the revised contract, Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Davis, Fogle, and Nielsen

Those voting nay: None

PUBLIC COMMENT: No report.

OLD FARM ESTATES DIVISION #4 FINAL PLAT: After much discussion the council tabled the final plat until March 25.

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen with a friendly reminder to table the item until the March 25th City Council meeting. Planning and Zoning will have recommendations on the Development Agreement ready for the council packets by Friday, March 19; motion carried.

JR HIGH DEVELOPMENT (UTILITY) AGREEMENT: City Attorney Chase Hendricks reported that the Jr. High Utility Agreement is still in negotiations. The issue isn't with the agreement but the extra tie-in costs to the city's aged water system.

SUNGLO PROPERTY EXCHANGE: The council approved the SunGlo property exchange. The exchange benefits SunGlo allowing for expansion and ownership of a private road, Developer Brett Stoddard for public road access to the north, and the city for ease of "private" road vacation. See Attachment #1.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilwoman Nielsen to approve the property exchange; motion carried.

GENERAL BUSINESS:

Committees: The council approved the changes to the code and committee structures. The mayor will interview committee members as suggested by the council. Additional revisions will be reviewed at the next meeting.

MOTION: It was moved by Councilman Dayley and seconded by Councilwoman Nielsen to approve the committees as outlined with changes; motion carried.

CALENDARED ITEMS:

First Discussion –

Dog Licenses: The mayor read the title for the amended code for dog licensing procedures. The council will review the penalty fees and resolution for the next council meeting.

Meeting adjourned at 9:45 p.m. Mayor and Council reports were moved to the next meeting.

Signed: _____,
Steven Adams, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer



Previous lot positions

New lot positions